

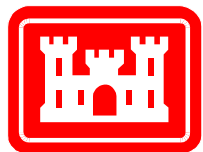
MILCON Process Reinvention

***Executing BRACON and MILCON Program while
Implementing MILCON Transformation***

***Briefing for USA Information Systems
Engineering Command***

***Mr. Howard S. Moy
Program Manager, Programs Integration Division
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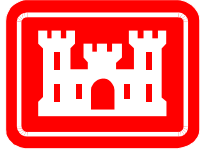


Why Reinvent the MILCON Process?



- Current standards/processes do not support DoD's requirement of getting quality facilities in the timeframe needed
- Program-wide funding shortfall will most likely occur in the status-quo scenario
- This is a USACE campaign plan goal supporting the USACE strategic plan

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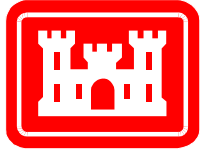
BRAC Status



- BRAC business plans have been submitted and are under review by OSD – one plan accepted since 15 Oct 2005
- FY06 and 07 BRAC projects have been identified
 - Projects are being revalidated
 - Congressional notifications must still be made
 - Design and funding release will occur when OSD approves business plans (expected March/April 06)
 - Army will fund construction activities beginning in FY06
 - AF and other DoD agencies are expected to only fund design activities in FY06
- FY08 and beyond projects are being validated and prioritized
- All MILDEPS are awaiting OSD BRAC funding allocations

“BRAC program is still being refined”

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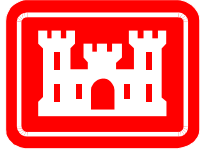
MILCON Process Reinvention is...



- Greater emphasis on **master planning**
- **Customer** dictates facility requirements and standards
- **Standardization** of facilities and processes
- The Corps **changes** the way it executes MILCON and BCA
 - Army, DLA, and Medical Programs will be most affected
 - AF will use current standards and construction criteria with greater emphasis on regional and installation acquisition tools
- Execution of Army MILCON as a **continuous building program**
- Expanded use of **manufactured building solutions**
- Greater emphasis on partnering with all USACE customers and with **industry**

“Quality facilities delivered in less time at lower cost”

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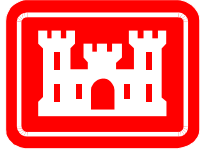
Emphasis on Master Planning



- Support IMA to increase master planning competency within the Army
- Supplement in-house master planning capability with A-E support
- Create military construction project templates (DD1391) for various BCT configurations
- Support ACSIM/IMA with Planning Charrettes and in development of quality DD1391s

“Success requires quality planning and programming”

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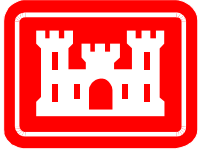
Permanent vs. Relocatable Metrics



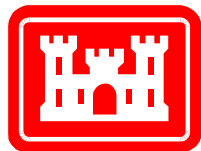
APPROACH	PERM./TEMP.	CONSTRUCTION TIME	RELATIVE COST	FUNDING
TRADITIONAL	Permanent	36 months	1.00	Incr./Phased
RELOCATABLES	Temporary	8 months	0.50	Fully
MODULAR	Permanent	24 months	0.85	Incr.
EXPEDITED MODULAR	Permanent	18 months (Mod. Risk)	1.10	Fully
EXPEDITED MODULAR	Permanent	14 months (High Risk)	1.20	Fully

Assumptions:

- Funding and authorization is available to support development of request for proposal and acquisition efforts prior to start of construction
- Development of request for proposal and acquisition efforts will require about 3 months prior to start of construction.
- Assumed modular construction will provide savings of 15% from traditional construction.



MILCON Transformation



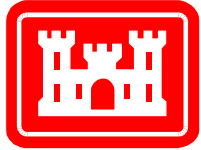
Facility Requirements and Standards Dictated by ACSIM



- Defines facility requirements and standards
- Dictates standardization for similar facility types
- Programs total mission requirements of BCT on one DD 1391

***“ Direction from the customer ...
ACSIM”***

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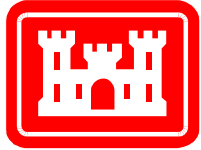
Standardization of Facilities



- Transition from design/build to use of prototype models
- Prototype models will be established in FY07 for standard facility types
 - Mission
 - Community Support
 - Others
- Centers of Standardization for facility types
 - Transition and expand to be Corps design centers in FY 07
 - ✓ Initial operation in March 06
 - ✓ Fully engaged in Oct 06
 - Establish adapt-build models and transition to prototype models
 - Maintain prototype models
 - Establish and maintain regional ID/IQs for design, D/B and construction contracts
 - Incorporate Lessons-Learned

“Continual improvement of prototypes”

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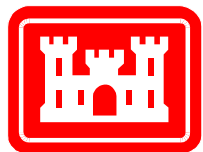
Standardization of Processes (Across USACE)



- Consistent and uniform RFPs and acquisition approach
 - Consistent acquisition approach defined by programmatic acquisition plan (approved Feb 06)
 - Mandatory use of standard RFP templates
 - Streamline the acquisition time
 - Facilitate the proposal process
- Consistent engineering/construction applications
 - Standardization in the evaluation/selection criteria
 - Streamline review and submittal process
- Expand the use of all types of construction
 - Type I thru Type V construction
- Maximize use of Industry Standards
 - International Building Code
 - Focus on end result; not “how to”

“Consistency is vital to successful program execution”

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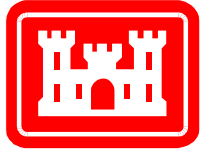


Expanded Use of Manufactured Solutions



- Manufactured solutions for permanent construction includes:
 - Pre-engineered
 - Modular
 - Tilt-up/panel
- Expanded list of construction solutions
- Acquisition alternatives:
 - Contract directly for certain facility types
 - Creation of preferred provider lists
 - Multiple Basic Ordering Agreements (BOA)
 - Right size contracts to meet Small Business requirements

“Viable alternative to conventional construction”

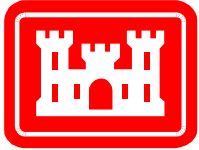


Execution as a Continuous Building Program

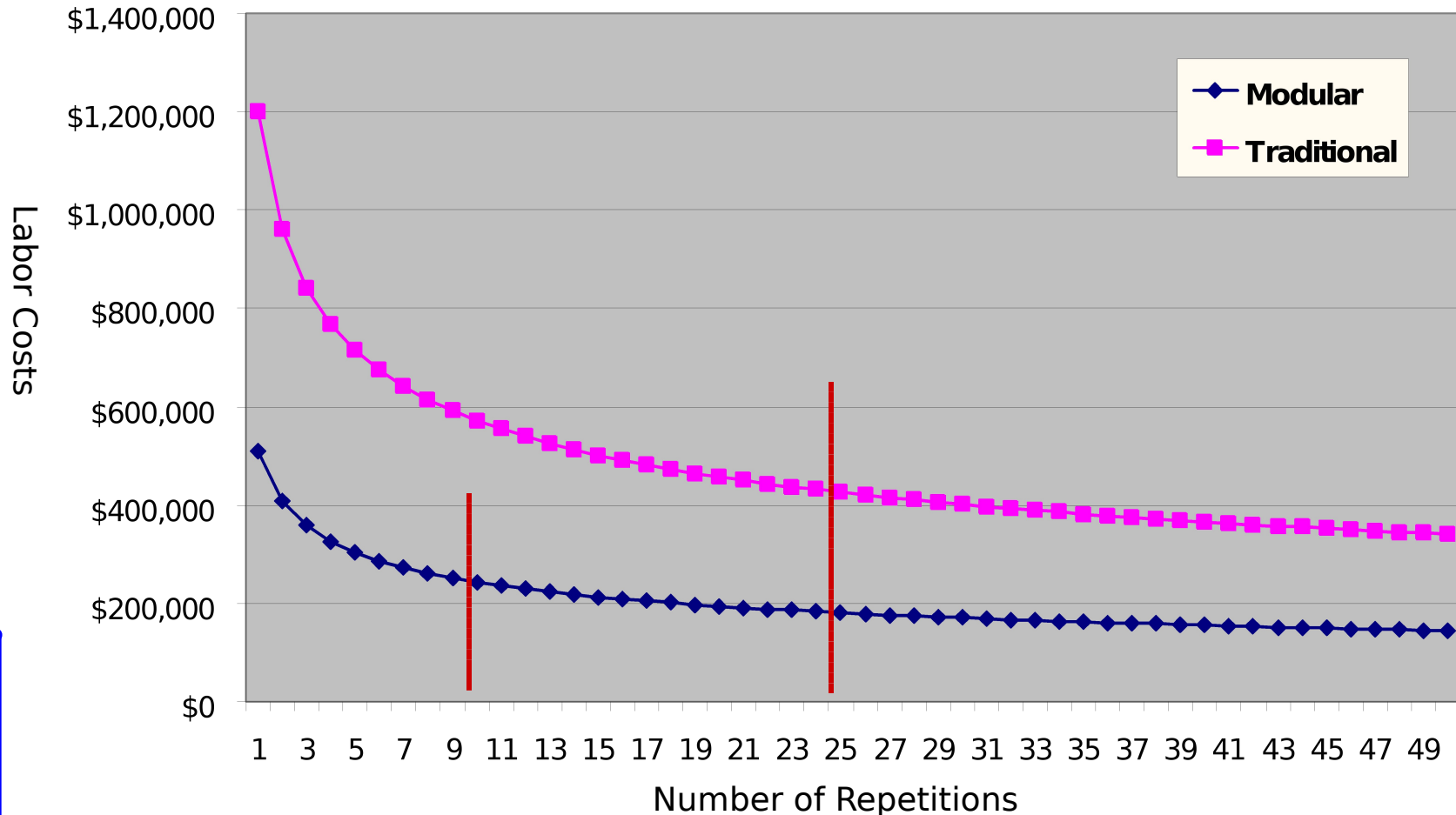


- Program entire Brigade Combat Team (BCT) requirements as one project
- Gain efficiency thru experience of many similar facilities
- Greater cost predictability
- Speed of delivery
- Continuous facilities improvement (process, product collaboration and building systems)
- Reduction in design cost and duration

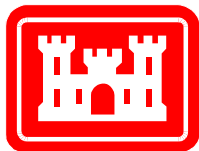
“Gaining economies of scale”



Example of Labor Costs Associated with Modular and Traditional Construction Learning Curves



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Product Line Approach

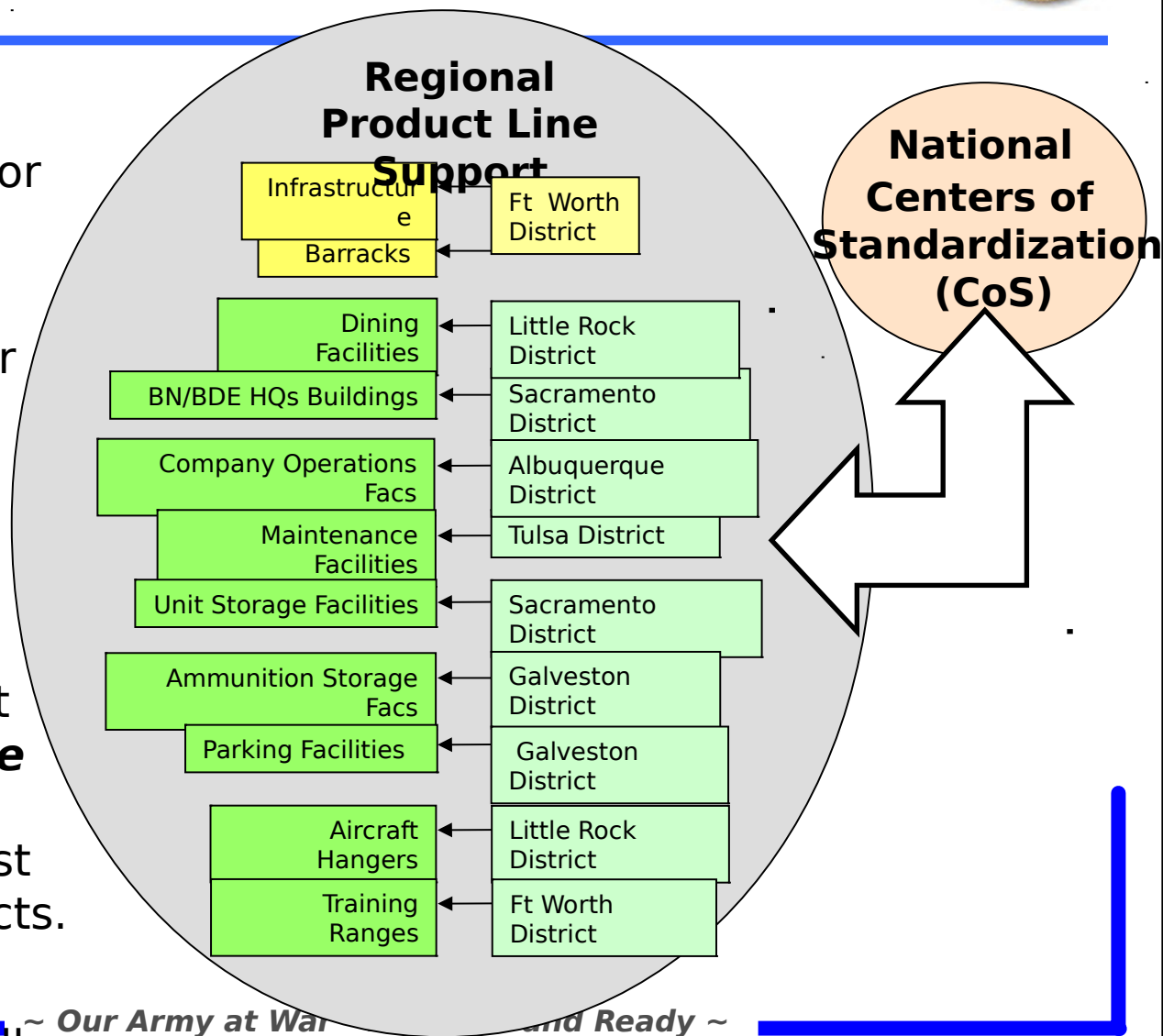


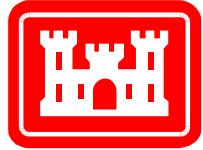
- Facilities are provided through **Design-Build IDIQ Contracts** set up for each type of facility (Product-Lines).

- Standards & Criteria for each product-line is provided by **USACE Centers of Standardization (CoS)**

- Support Districts are assigned to each product line and provide **“Cradle to Grave”** support for task orders issued against their product-line contracts.

- On-site Resident Offices** will administer all site and product line tasks

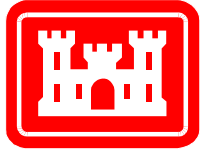




Product-Line Design/Build IDIQ Contracts



- Capitalizes on **industry strengths** and best practices
- Encourages **non-traditional builders** to compete
- Provides separable contract packages for **small business opportunities** and set-aside programs
- Provides repeat business **incentive for good performance**
- Repetitive nature work **reduces learning curve**, providing for lower cost, faster delivery and improved quality
- Facilitates incorporation of **lessons learned** into future task orders
- Maximizes **sustainability opportunities**
- Allows supporting District to concentrate on one or two product lines and become the **expert within the region**



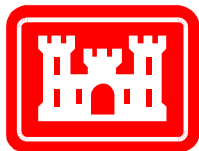
Transition to a Continuous Building Program



- Develop Regional Acquisition Plans – FY2006
 - Expediency
 - Economies of scale
 - Small Business participation
- Establish regional acquisition vehicles – FY2006
- Utilize acquisition tools that allow repetition and reduces construction execution learning curve
- Structure contracts to allow contractors to lock-in labor force and suppliers for similar facilities
- Initiate a Continuous Building Program by FY08

“Maximize time and cost savings by repetition”

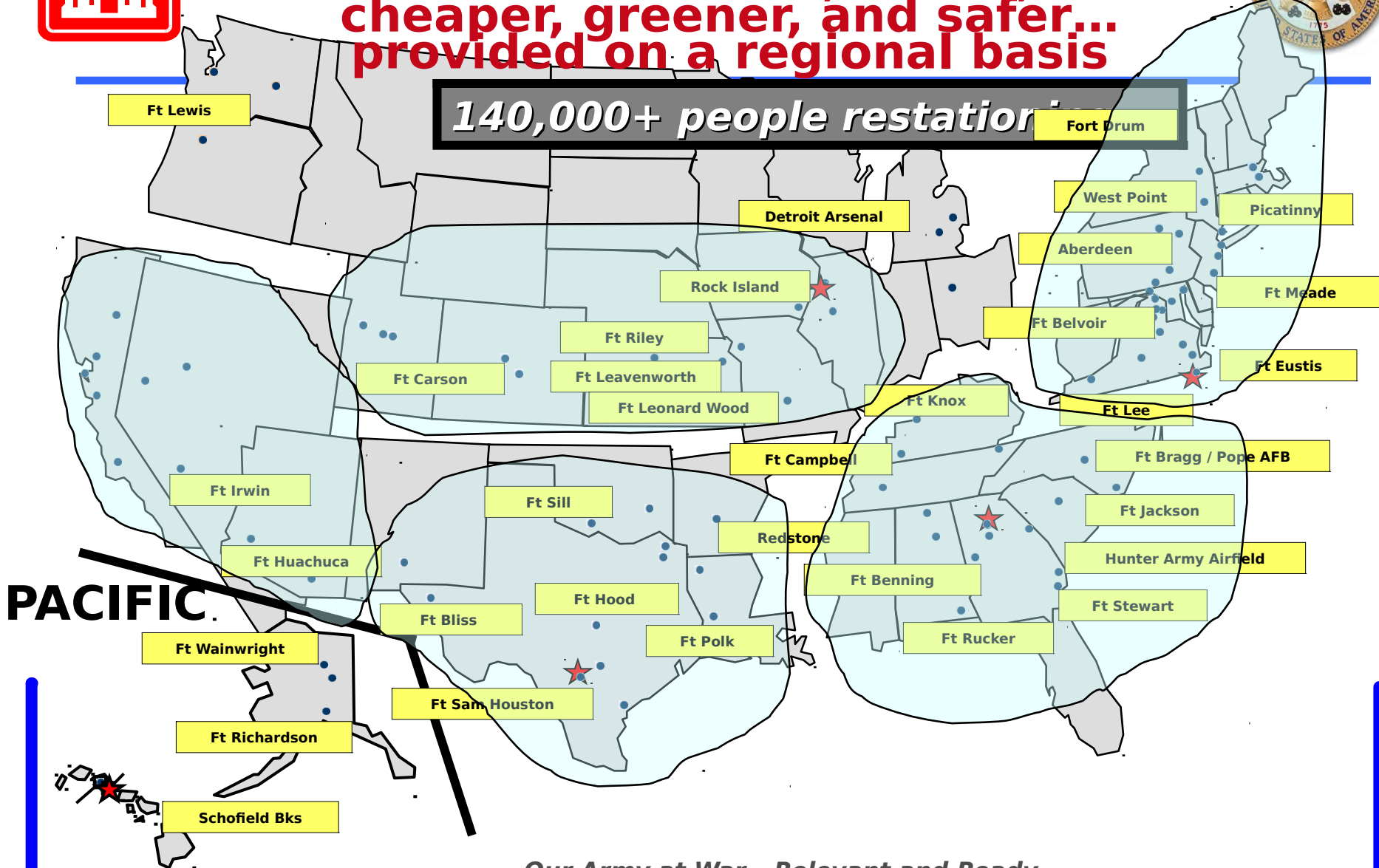
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The Challenge ... Permanent facilities faster, better, cheaper, greener, and safer... provided on a regional basis

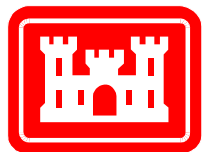


140,000+ people restoration



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22 Feb 06



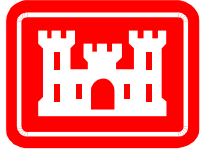
Transitioning to Full MT Implementation (FY2006-07)



- FY2006:
 - BRAC 05 execution
 - ✓ Utilization of Model RFP (for mission facilities)
 - Utilize industry standards
 - Performance specifications
 - ✓ Type1 thru Type V construction
 - ✓ Use fast-track design - build
 - 2006 MCA execution (Pilot-test)
 - ✓ Ft Campbell MFAB
 - Use appropriate acquisition tools to design and construct unique stand alone facilities
- FY2007:
 - Use MT concepts to maximum extent on all MCA and BRAC 05 projects
 - Use Type 1 thru Type V construction on selected DLA and TMA projects
 - Use appropriate acquisition tools to design and construct unique stand alone facilities

“USACE must implement MT rapidly”

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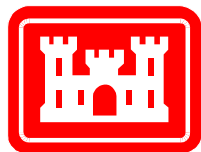


Streamlining the NEPA Process



- Historically....
 - EA have taken 6-12 months
 - EIS have taken 18 (+) months
- What we are doing...
 - NEPA documents to focus only on relevant topics
 - Limiting number of BRAC EISs and EAs
 - Conducting installation visits to refine EIS and EA requirements
 - Pre-negotiating contract task-orders for rapid awarding
 - Matching installations and contractors
- What the Army can do...
 - Enforce scheduled timelines for Army NEPA document review
 - Definitively delineate proposed actions of affected footprint for BRAC, AMF, and IGPBS projects
 - Conduct upfront consultations with Federal and State regulators to help mitigate any delays

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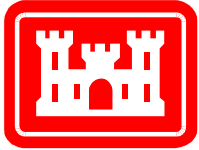


Basis of Design/Construction

Implications for DoD Analytical Models and Program Goals



- 15% cost savings and 30% time savings
- Facilities with a 50 year life cycle
- Lower unit costs for primary facilities provides a greater ability to absorb market vagaries
- Sustainable and adaptable facilities with lower life-cycle costs



Comments / Questions!??